

056.A

0007

0009.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

249,900 / 249,900

USE VALUE:

249,900 / 249,900

ASSESSED:

249,900 / 249,900



PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		OLD COLONY LN, ARLINGTON

OWNERSHIP

Owner 1:	OLD COLONY REALTY PARTNERS LLC	Unit #:	9
Owner 2:			
Owner 3:			

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: N
Postal: 02476		Type:	

PREVIOUS OWNER

Owner 1:	CARR DAVID W/EXECUTOR -
Owner 2:	ESTATE OF DAVID P WILFERT -
Street 1:	4 NEWMAN WAY
Twn/City:	ARLINGTON
St/Prov: MA	Cntry:
Postal: 02476	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 730 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site		0	0.	0.00	6039																	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	249,900			249,900		150534
							GIS Ref
							GIS Ref
							Insp Date
							10/10/17

PREVIOUS ASSESSMENT								Parcel ID	056.A-0007-0009.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	102	FV	242,800	0	.	.	242,800	242,800	Year End Roll	12/18/2019	Prior Id # 1: 150534	
2019	102	FV	223,500	0	.	.	223,500	223,500	Year End Roll	1/3/2019	Prior Id # 2:	
2018	102	FV	184,800	0	.	.	184,800	184,800	Year End Roll	12/20/2017	Prior Id # 3:	
2017	102	FV	171,900	0	.	.	171,900	171,900	Year End Roll	1/3/2017	Prior Id # 1:	
2016	102	FV	171,900	0	.	.	171,900	171,900	Year End	1/4/2016	Prior Id # 2:	
2015	102	FV	162,000	0	.	.	162,000	162,000	Year End Roll	12/11/2014	Prior Id # 3:	
2014	102	FV	155,700	0	.	.	155,700	155,700	Year End Roll	12/16/2013	mmcmakin	
2013	102	FV	155,700	0	.	.	155,700	155,700		12/13/2012	ASR Map:	

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif							
CARR DAVID W/EX	61727-310		5/2/2013	Mult Lots	20,035,000	No	No								
WILFERT DAVID P	61727-289		5/2/2013	Mult Lots	99	No	No								
	18249-339		6/1/1987			No	No	N							

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
10/10/2017										Measured	DGM	D Mann					
5/6/2000										197	PATRIOT						

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																												
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			<p>Building Number 7.</p> <p>RESIDENTIAL GRID</p> <table border="1"> <tr> <td>1st Res Grid</td> <td>Desc: Line 1</td> <td># Units: 1</td> </tr> <tr> <td>Level</td> <td>FY LR DR D K FR RR BR FB HB L O</td> <td></td> </tr> <tr> <td>Other</td> <td></td> <td></td> </tr> <tr> <td>Upper</td> <td></td> <td></td> </tr> <tr> <td>Lvl 2</td> <td></td> <td></td> </tr> <tr> <td>Lvl 1</td> <td></td> <td></td> </tr> <tr> <td>Lower</td> <td></td> <td></td> </tr> <tr> <td>Totals</td> <td>RMS: 4</td> <td>BRs: 2</td> <td>Baths: 1</td> <td>HB: 0</td> </tr> </table>				1st Res Grid	Desc: Line 1	# Units: 1	Level	FY LR DR D K FR RR BR FB HB L O		Other			Upper			Lvl 2			Lvl 1			Lower			Totals	RMS: 4	BRs: 2	Baths: 1	HB: 0																																			
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Sty Ht: 1	- 1 Story			A Bath: 1	Rating:																																																																			
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																																																																			
Foundation: 3	- BrickorStone			A 3QBth: 1	Rating:																																																																			
Frame: 2	- Steel			1/2 Bath: 0	Rating: Average																																																																			
Prime Wall: 7	- Brick			A HBth: 1	Rating:																																																																			
Sec Wall: 1	%			OthrFix: 1	Rating:																																																																			
Roof Struct: 2	- Hip			OTHER FEATURES																																																																				
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			<p>CONDOS INFORMATION</p> <table border="1"> <tr> <td>Level</td> <td>FY LR DR D K FR RR BR FB HB L O</td> </tr> <tr> <td>Other</td> <td></td> </tr> <tr> <td>Upper</td> <td></td> </tr> <tr> <td>Lvl 2</td> <td></td> </tr> <tr> <td>Lvl 1</td> <td></td> </tr> <tr> <td>Lower</td> <td></td> </tr> <tr> <td>Totals</td> <td>RMS: 4</td> <td>BRs: 2</td> <td>Baths: 1</td> <td>HB: 0</td> </tr> </table>				Level	FY LR DR D K FR RR BR FB HB L O	Other		Upper		Lvl 2		Lvl 1		Lower		Totals	RMS: 4	BRs: 2	Baths: 1	HB: 0																																												
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View / Desir: N	- NONE			Fpl: 0	Rating: Average																																																																			
GENERAL INFORMATION				WSFlue: 1	Rating:																																																																			
Grade: C	- Average			DEPRECIATION				<p>REMODELING</p> <table border="1"> <tr> <td>Exterior:</td> <td>No Unit</td> <td>RMS</td> <td>BRs</td> <td>FL</td> </tr> <tr> <td>Interior:</td> <td>1</td> <td>4</td> <td>2</td> <td>0</td> </tr> <tr> <td>Additions:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Kitchen:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Baths:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Plumbing:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Electric:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Heating:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="5">Totals</td> </tr> <tr> <td>Const Mod:</td> <td colspan="3"></td> <td>General: 1</td> <td>4</td> <td>2</td> <td></td> </tr> <tr> <td>Lump Sum Adj:</td> <td colspan="3"></td> <td colspan="4"></td> </tr> </table>				Exterior:	No Unit	RMS	BRs	FL	Interior:	1	4	2	0	Additions:					Kitchen:					Baths:					Plumbing:					Electric:					Heating:					Totals					Const Mod:				General: 1	4	2		Lump Sum Adj:							
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Avg Ht/FL: STD				Functional: 1	%			0																																																																
Prim Int Wall: 2	- Plaster			Economic: 1	%			0																																																																
Sec Int Wall: 1	%			Special: 1	%			0																																																																
Partition: T	- Typical			Override: 1	%			0																																																																
Prim Floors: 4	- Carpet			Total: 30.6 %																																																																				
Sec Floors: 1	%																																																																							
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Subfloor: 1																																																																								
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Electric: 3	- Typical																																																																							
Insulation: 2	- Typical																																																																							
Int vs Ext: S																																																																								
Heat Fuel: 3	- Electric																																																																							
Heat Type: 6	- Elec Base/B																																																																							
# Heat Sys: 1																																																																								
% Heated: 100																																																																								
Solar HW: NO	Central Vac: NO																																																																							
% Com Wall	% Sprinkled: 1																																																																							
MOBILE HOME				Make: 1	Model: 1			Serial #: 1	Year: 1	Color: 1																																																														
SPEC FEATURES/YARD ITEMS				PARCEL ID 056.A-0007-0009.0																																																																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																							
More: N	Total Yard Items:				Total Special Features:						Total:																																																													
IMAGE AssessPro Patriot Properties, Inc																																																																								